



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): Cynthia Womack

Address: 128 Dina Lane Zip Code: _____

Email Address: twrgirl@gmail.com Phone: 409-351-2176

Applicants: Cheryl Masters c/o Backyard Oasis, Inc.

Address: 16340 FM 2920 Tomball, TX 77377

Email Address: Cheryl@Backard-oasis.com Phone: 713-854-3992

Parcel Information

Property Identification Number (MCAD R#): S 929900 Town Creek Crossing 1 BLK 4 LOT 15

Legal Description: LOT 15 Block 4 TCC Section 1

Street Address or Location: 128 Dina Lane Montgomery, TX 77356

Acreage: _____ Present Zoning: _____ Present Land Use: personal

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 98 Section(s): 122

Ordinance wording as stated in Section (122 A (3))

zoning for the rear yard - each rear yard should have a minimum depth of no less than 10 feet

a swimming pool is being defined as a structure

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

we are requesting to build a swimming pool in the 10 ft buildline - there is no where else to build our pool is simple and not obtrusive to others

Signatures

Owner(s) of record for the above described parcel:

Signature: _____ Date: _____

Signature: DocuSigned by: Cynthia Womack _____ Date: 2/9/2023

Signature: DocuSigned by: Cynthia Womack _____ Date: 2/9/2023

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p>Date Received</p> <p><i>Office Use</i></p>	
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* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES
 () RECORD INFORMATION

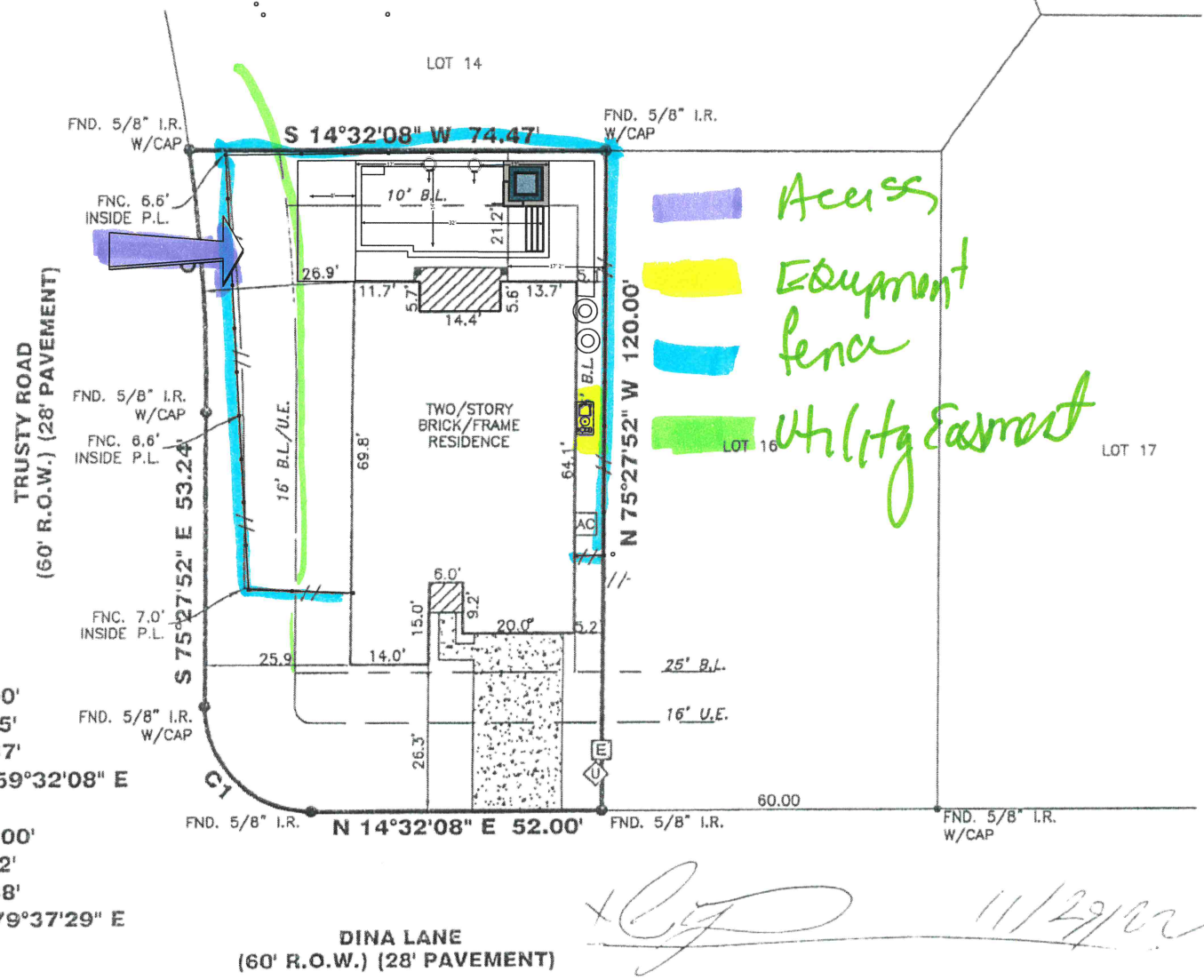
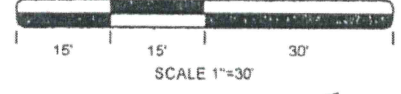
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 R.O.W. = RIGHT-OF-WAY

CONCRETE
 COVERED
 SOD
 BRICK
 A/C PAD
 ELEC. BOX
 UTIL. PED.
 MANHOLE
 WATER METER

IRON FENCE
 WIRE FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)



C1
 R=19.00'
 L=29.85'
 C=26.87'
 CB=N 59°32'08" E
C2
 R=330.00'
 L=47.92'
 C=47.88'
 CB=S 79°37'29" E

PROPERTY INFORMATION

LOT 15 BLOCK 4

SUBDIVISION:
FINAL PLAT TOWN CREEK CROSSING, SECTION 1

RECORDING INFO:
CAB. Z, SHTS. 7645-7649, MAP RECORDS
MONTGOMERY COUNTY, TEXAS

BORROWER:
CYNTHIA WOMACK

TITLE CO.
ALAMO TITLE COMPANY
G.F.# ATCH22123770 G.F. DATE: 10-02-22

SURVEYED FOR:
K. HOVNIANIAN OF HOUSTON, II, L.L.C

DRAWING INFORMATION

TRI-TECH JOB NO: BH2641-22

CLIENT JOB NO: N/A

DRAWN BY: MU

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 07-21-22

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0200G

REVISED DATE: 08-18-14 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CAB. Z, SHTS 7645-7649, M.R.H.C.T.A.; M.C.C. FILE NOS. 2004-012061, 2020128417, 2021145307, 2022102766, 2022102766, 2022102767, 2022102768, 2022102769, 2022102770, 2022102771, 2022102772, 2022102773, 2022102774, 2022102775, 2022102776, 2022102777, 2022102778, 2022102779, 2022102780, 2022102781, 2022102782, 2022102783, 2022102784, 2022102785, 2022102786, 2022102787, 2022102788, 2022102789, 2022102790.

ALL ROD CAPS ARE STAMPED "LANEPOINT 10/94/17", UNLESS OTHERWISE NOTED.

C.O.H. ORDINANCE 85-1678 PER H.C.C.F. # N-263886 AND C.O.H. ORDINANCE 09-1312 PER H.C.C.F. # W-337573 AND AMENDED BY C.O.H. ORDINANCE 1589-767

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

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REVISIONS

DATE	REASON	BY
11-16-22	FINAL	JP

TRI-TECH SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2022 TRI-TECH SURVEYING COMPANY, L.P.

11/17/2022

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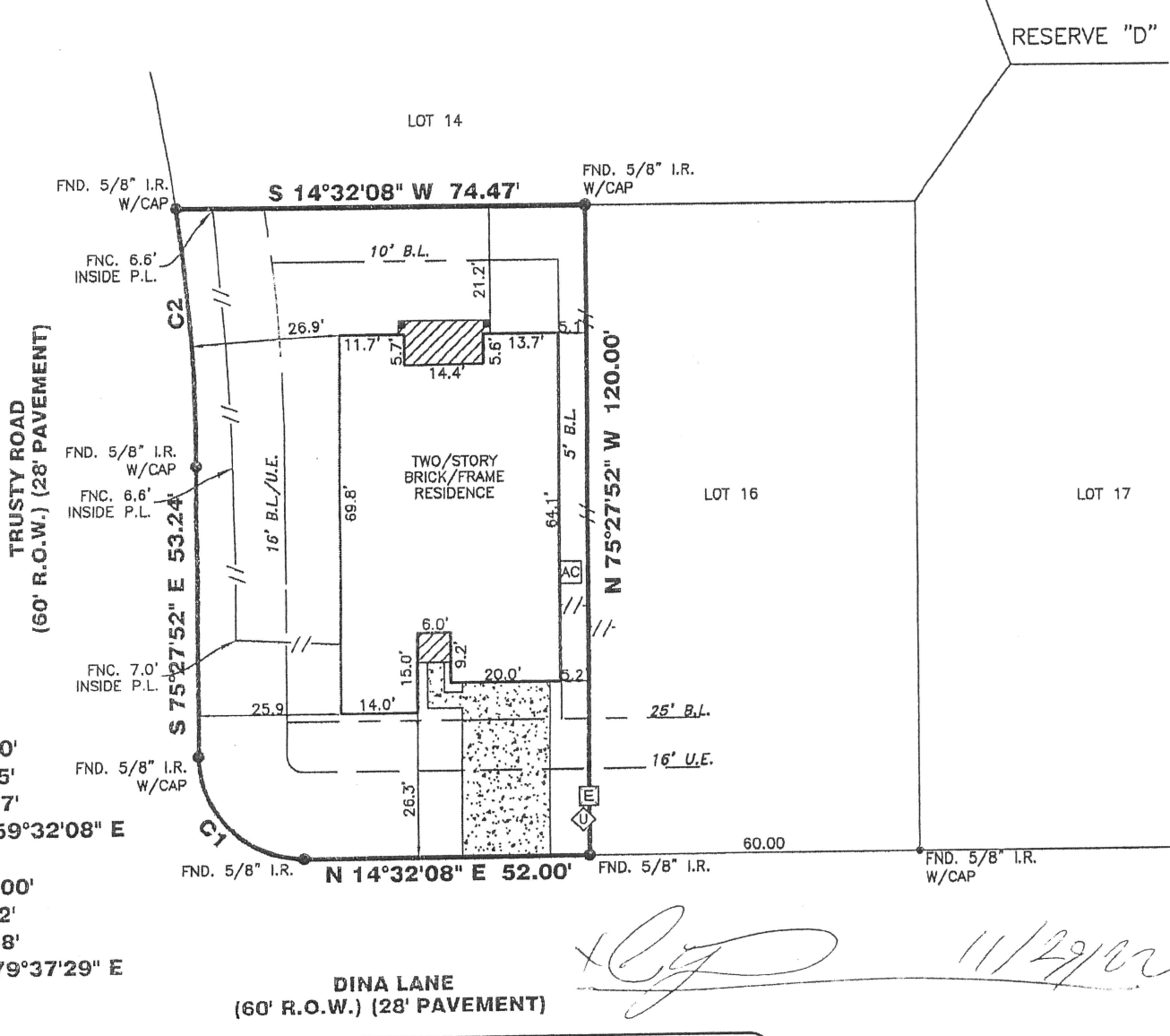
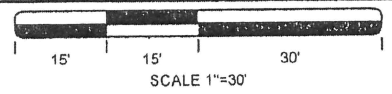
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DINA LANE
 (60' R.O.W.) (28' PAVEMENT)

128 DINA LANE

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TRI-TECH
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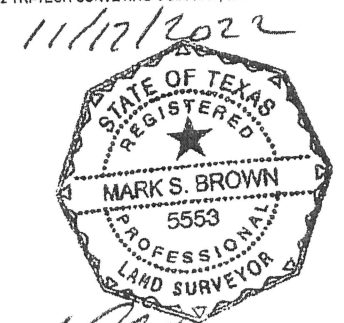
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11/12/2022

[Signature]

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CLIENT JOB NO: N/A

DRAWN BY: MU

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